

Southeast Ohio Housing Report - October 2023

Research Data Provided by Uptown Realty Group Based
on Residential Listing Data from the Athens County MLS



Entire MLS includes the following counties:

Adams, Athens, Belmont, Butler, Clark, Clermont, Columbia & Scipio, Coshocton, Crawford, Delaware, Fairfield, Fayette, Franklin, Fulton, Gallia, Greene, Guernsey, Hamilton, Harrison, Highland, Hocking, Jackson, Knox, Lake, Lawrence, Licking, Madison, Marion, Medina, Meigs, Monroe, Morgan, Muskingum, Noble, Ottawa, Perry, Pickaway, Pike, Ross, Scioto, Stark, Trumbull, Vinton, Washington, Wilkesville

Key Metrics	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Closed Sales	74	56	-24%	711	610	-14%
In Contract	79	83	5%	915	814	-11%
Average Sales Price*	\$192,872	\$189,584	-2%	\$199,635	\$196,846	-1%
Median Sales Price*	\$160,000	\$182,450	14%	\$171,153	\$177,524	4%
Average Price Per Square Foot*	\$102	\$112	10%	\$111	\$114	2%
Percent of List Price Received (Average)	96%	97%	1%	97%	97%	0%
Days on Market Until Sale (Active Days on Market - Average)	39	34	-13%	36.9	38.3	4%
Days on Market Until Sale (Min-Max Range)	1 - 180	1 - 141	n/a			n/a
Days on Market Until Sale (Active Days on Market - Median)	27	17	-37%	19	16	-14%
New Listings	79	86	9%	893	825	-8%
Median List Price of New Listings	\$225,000	\$167,500	-26%	\$203,309	\$184,575	-9%
Average List Price of New Listings	\$259,246	\$187,759	-28%	\$233,154	\$206,594	-11%
List Price Min-Max Range	\$15,788 - \$1.2 M	\$7,833 - \$595,000	n/a			n/a
Inventory of Homes for Sale	261	228	-13%			n/a
Months Supply of Inventory	3.5	4.1	15.44%			n/a

*Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



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